



Queen's Gate Place, South Kensington, SW7 5NU

£1,550,000 Share of Freehold

Queen's Gate Place

Introducing Queen's Gate Place...

This spacious two-bedroom apartment is arranged over the second floor of a beautiful period conversion benefitting from a lift and private demised roof terrace to the rear. Access to the garden square is also available through a separate negotiation. The property is entered into a hall where all rooms are accessed. To the front of the building is a south-facing reception room with two large sash windows and dining area, the kitchen is separated with built-in units and appliances. The main bedroom is also spaciouly arranged with ample built-in wardrobes and an en suite bathroom. To the rear of the property is the second bedroom giving access to the large private roof terrace. Queens Gate Place is ideally located for all the shops, restaurants, cafes and transport facilities found on Gloucester Road and South Kensington. The Natural History Museum, the French Lycee School and Imperial College can be found a short walk away. The street leads into Queens Gate Gardens and this apartment is entitled to apply for a key to the garden square.



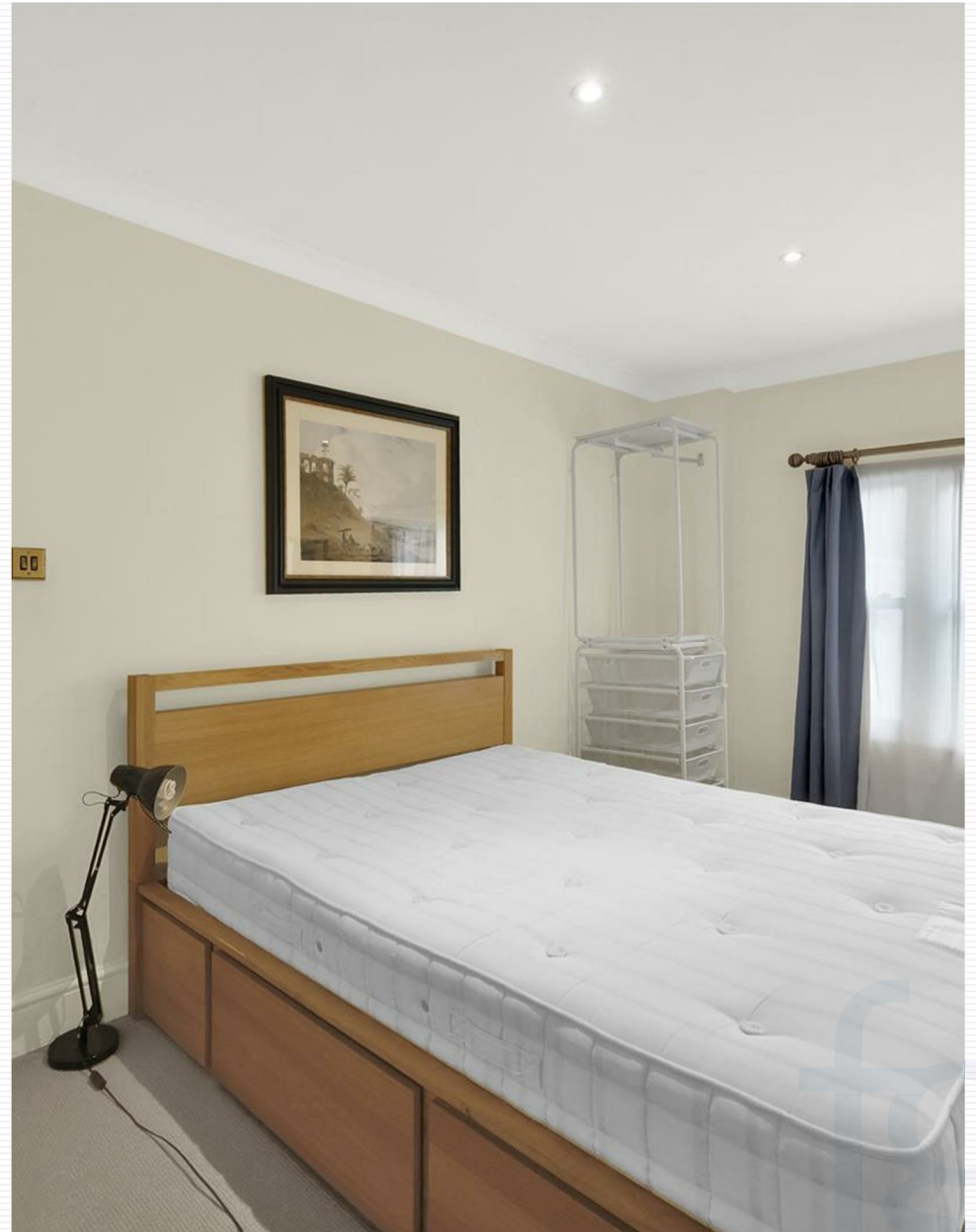
Welcome to South Kensington...

Queen's Gate Place is situated close to South Kensington, Knightsbridge, Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and eateries. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines). Motorists will benefit from routes to the West and Heathrow Airport via the M4 motorway.



- **2 double bedrooms**
- **2 bathrooms**
- **Available immediately**
- **2nd floor flat (with lift)**
- **Fantastic location**
- **Garden**
- **EPC C**
- **Council tax band G**

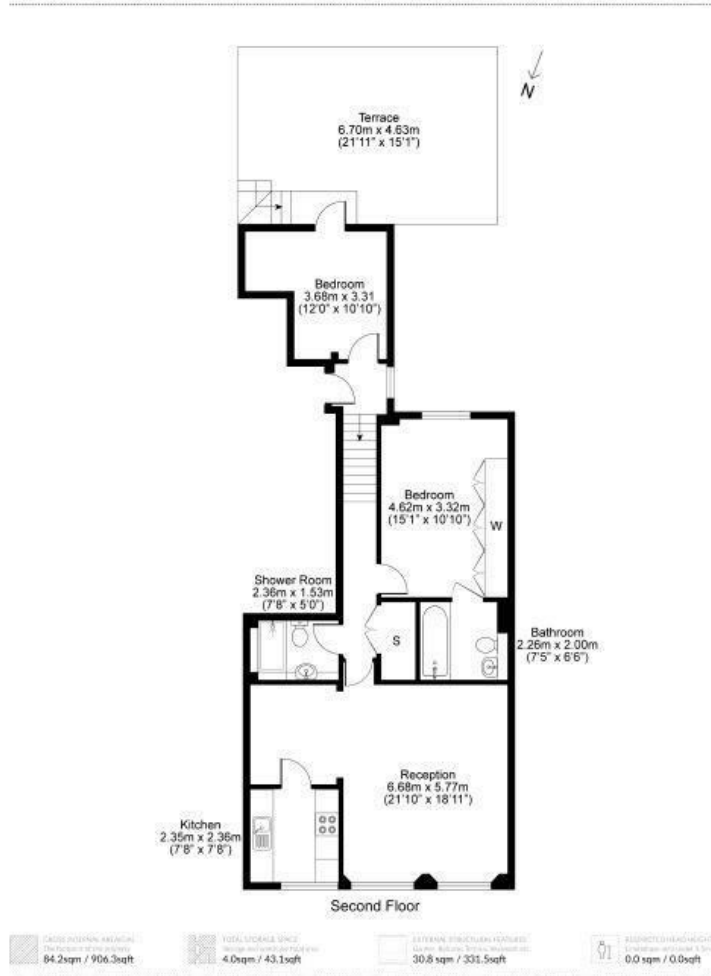
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Queen's Gate Place, London, SW7

GROSS INTERNAL AREA
84.2sqm / 906.3sqft



Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents
Valuers
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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	76		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	